

# **PROPERTY INFORMATION SHEET**

#### BEDROOMS - SLEEPS 14

(Fresh linen supplied including sheets, pillows and quilts..)

- · Bedroom 1 sleeps 2 King bed with ensuite
- · Bedroom 2 sleeps 2 Queen bed
- · Bedroom 3 sleeps 2 Queen bed
- Bedroom 4 sleeps 6 1x Double bed and 2x Tri Bunks
  (Note: Bedroom 5 sleeps max 6 only)
- Bedroom 5 downstairs sleeps 2 Queen bed with reverse split system air conditioner.









#### KITCHEN

 Sink, dishwasher, microwave, fridge, freezer, electric stove, electric oven, toaster, kettle, crockery, cutlery, cookware, cooking utensils, glasses, tea towels, coffee machine.

#### DINING

• Dining table with 10 chairs.

# LOUNGE

 TV, air conditioner, modular 7 seater lounge (with 2 recliners) and two beanbags.

### LAUNDRY - Downstairs

 Washing machine, dryer & shower as mentioned as bathroom 3

#### **BALCONY**

• 10 seater table and BBQ

# BATHROOM (x3)

- Ensuite to Bedroom 1: Shower, toilet, bath, towels, hand towels and bathmat.
- Bathroom two: shower, toilet, towels, hand towels and bathmat.
- Bathroom three Downstairs: shower in the laundry, separate toilet, towels, hand towels and bathmat.

### Carport

- Table tennis table with 2 bats & balls
  - Modular lounge
    - 75 inch TV
  - · 10 Seat table setting
    - · Fride & sink

# **OUTSIDE**

- · 38m2 Deck
- Ski beach.

(No more than 4 vessels allowed at the property)

- Fire pit (to be used with CFS regulations)
- Fire pit NOT to be used if fire ban in place. (Bring your own wood if you want to use the fire pit - some provided)

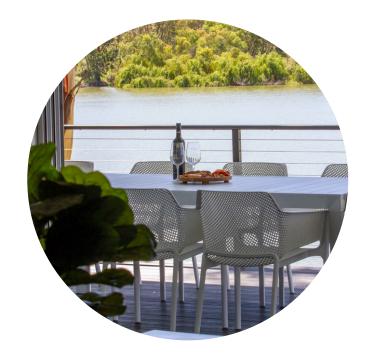


# TENANTS REQUIRED TO BRING

 Drinking water, Swimming towels, Aeroguard, Sunscreen, Food and Drinks (Salt/pepper, oil & sugar supplied.)

# THINGS TO KNOW ABOUT THE PROPERTY

- · Maximum 5 cars and two trailers
  - · Ducted air-conditioning.
- · Tv in main bedroom with ensuite
  - · 2 car under cover parking
  - · Large lawn area & River front
    - Wifi
    - Alarm
- · Boat ramp and petrol station 2 mins away
- · Full reverse cycle air con in all rooms- please turn off if not required
  - · Rubbish day Wednesday mornings
    - Clothesline
- Supermarkets, deli's, petrol stations, takeaway food outlets, hotels, hardware, bakeries and Museum avialable in the township







### CONDITIONS OF USE

- Strictly no pets inside
- No smoking inside the property
- · No tents or campers, or caravans
- · Maximum occupancy is 14 people only and this includes day visitors.
- · Occupancy is on the basis of leaving the premises in a clean and tidy state
- the cleaning fee is to cover a final clean for handover to next renters, therefore an extra charge (to cleaning fee) will be applicable if found in an unacceptable condition.
- On departure please make sure that all surfaces are wiped over, fridge and ovens are clean, & BBQ has been cleaned. The cleaning fee covers the floors being washed/vacuumed and the bathrooms cleaned thoroughly.
  - · All breakages and damages must be paid for.
  - · All rubbish to be placed in the green wheelie bin when leaving.
    - · Recycling is not available, all recyclables to be removed.
  - Security when leaving please ensure all windows, doors, & gates are locked & all lights, air-conditioning units are turned off.
  - Maintenance if during your stay you have a service malfunction please phone river shack rentals on 0447 263 549

